

Affordable Housing Opportunity Sites

January 7, 2015

Identifying Opportunity Sites

- What: Use **ownership**, **development status** and **size** criteria to identify parcels of land that might fall into different categories of “opportunity sites” for the creation or preservation of affordable housing within ½ mile of planned light rail transit stations.
- Uses:
 - Identifying what strategies might work best in what areas.
 - Working with potential partners on specific sites and strategies.
 - Tracking opportunity site development over time.
- Products:
 - Maps of each station area.
 - Spreadsheet of opportunity site information by station, station group and corridor.
 - Mapping files that can be combined with other mapping information.

Nine Types of Opportunity Sites

Planned Light Rail Transit



Station



Route



1/2-Mile Buffer

Durham Affordable Housing



Multiple Units (# in Circle is
of Units)



Single Unit

Water/Wetlands/Floodplains



Parks & Open Space



Parcel Boundary



Publicly Owned



Undeveloped or Surface Parking



Underdeveloped or Redevelopable

Institutional or Private-Exempt



Undeveloped or Surface Parking



Underdeveloped or Redevelopable

University/College



Undeveloped or Surface Parking



Underdeveloped or Redevelopable

Private



Existing Apartments



Undeveloped or Surface Parking



Underdeveloped or Redevelopable

**Note: Only parcels over 0.75 acre were analyzed
unless otherwise noted*

Dillard Station Example

(391 acres in parcels)

Private, under-
developed or
redevelopable
(25 acres)

Private,
undeveloped/
parking
(25 acres)

Public,
undeveloped/
parking
(15 acres)

Public, under-
developed or
redevelopable
(24 acres)

½ mile radius



Parcel Acreage by Ownership and Development Status (station locations at time of Public Work Sessions, November 2014)	Parcel Acreage Within Half-Mile of Stations (total by station group)		
	Urban Stations (w/Duke Eye Center stop)	Suburban Stations	All Durham Stations
1. Publicly Owned, Undeveloped or Surface Parking	23	4	27
2. Publicly Owned, Under Developed or Redevelopable	48	-	48
3. Institutional, Undeveloped or Surface Parking	8	-	8
4. Institutional, Under Developed or Redevelopable	12	1	13
5. University/College, Undeveloped or Surface Parking	21	-	21
6. University/College, Under Developed or Redevelopable	115	-	115
7. Private, Existing Apartments	234	389	622
8. Private, Undeveloped or Surface Parking	55	529	584
9. Private, Under Developed or Redevelopable	82	295	377
10. Remaining Parcel Acreage	2,032	1,136	3,167
Total	2,628	2,354	4,982

Next Steps

- Refine the information once final recommended station sites are determined.
- Work with City & County Planning Staff on best ways to use the information as affordable housing strategies are developed.
- Explore expanding the effort to Chapel Hill station areas.